



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana McDaniel, City Manager */mde/dm*

Date: October 8, 2015

Initiated By: Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Kenneth B. Richardson, PE, PS, Senior Civil Engineer
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 69-15 - An Ordinance Authorizing The City Manager To Execute Necessary Conveyance Documents To Acquire A 0.038 Acre, More Or Less, Permanent Easement; A 0.091 Acre, More Or Less, Permanent Easement; A 0.328 Acre, More Or Less, Permanent Easement; A 0.107 Acre, More Or Less, Permanent Easement; A 0.305 Acre, More Or Less, Permanent Easement; And A 0.355 Acre, More Or Less, Permanent Easement From The Muirfield Association From The Reserve Areas Located Along Glick Road For The Construction Of The Glick Road Shared-Use Path.

BACKGROUND

The City of Dublin ("City") is preparing to construct a shared-use connection path adjacent to Glick Road as part of the Section 1 of the Glick Road Shared-Use Path Project (the "Project"). The City is obtaining certain property interests from various landowners to construct the path.

Muirfield Association (the "Grantor") owns property from which the City desires six (6) permanent easements. This property is generally located along Glick Road, in certain "reserve areas."

After engaging in amicable discussions, the Grantor has agreed to donate the permanent easements to the City at no cost.

ACQUISITION

The City will be acquiring from the Grantor only the property interest necessary for purposes of the Project, as depicted in the legal descriptions and depiction attached to this memorandum. The City will be acquiring the property interests at no cost.

RECOMMENDATION

Ordinance No. 69-15 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interest described above. Staff recommends that Council approve Ordinance 69-15 at the second reading/public hearing.



City of Dublin

5800 Shier-Rings Road • Dublin, Ohio 43016-1238
Phone (614)410-4600 • Fax (614)410-4699

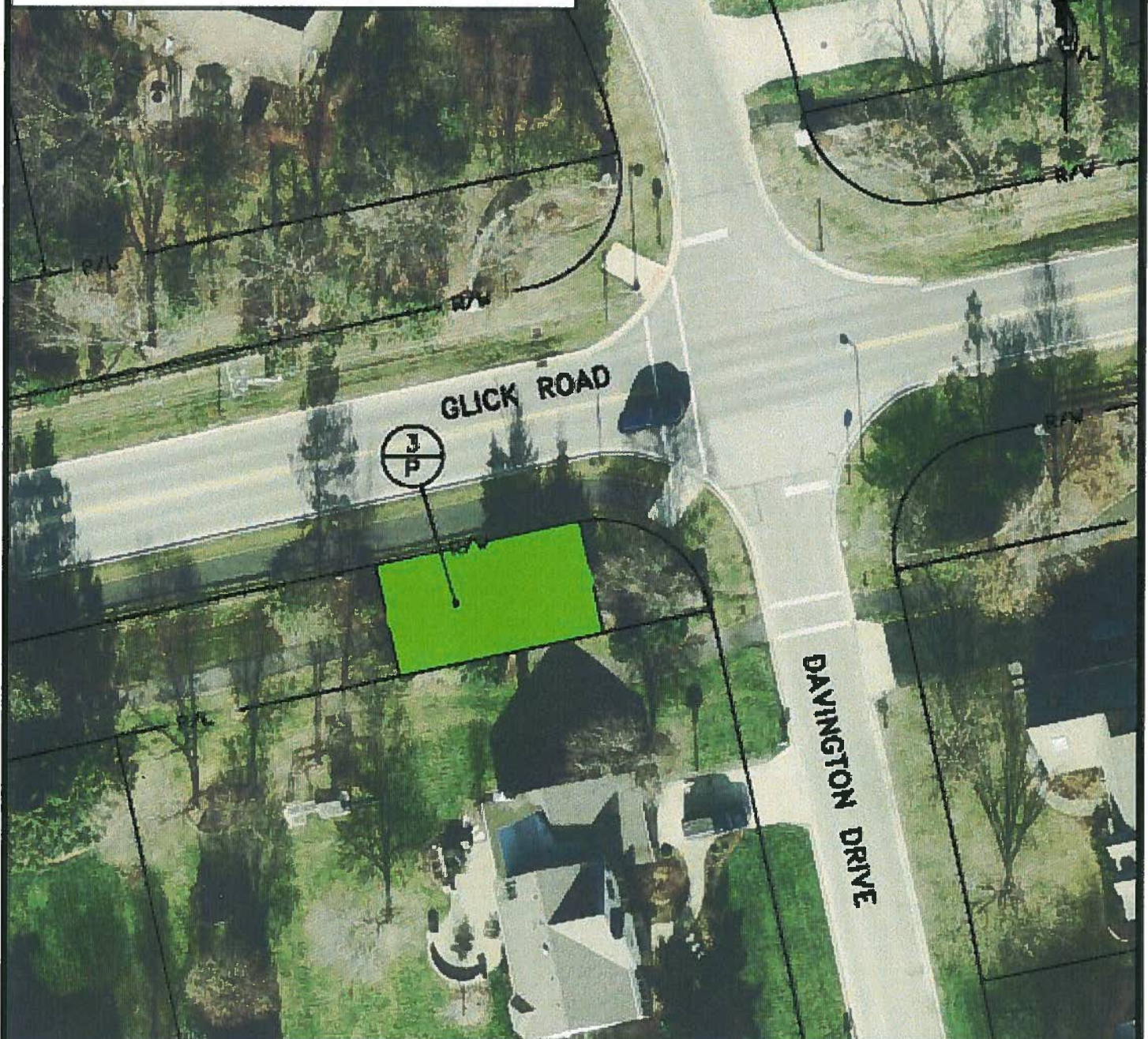
GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017

LEGEND



**PROPOSED PERMANENT
EASEMENT**

P: 0.038 Ac.



DRAWN

CHECKED

DATE

MBH

KBR

06/18/15





City of Dublin

5600 Shier-Rings Road • Dublin, Ohio 43016-1236
Phone (614)410-4600 • Fax (614)410-4688

GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017

LEGEND



**PROPOSED PERMANENT
EASEMENT**

P: 0.091 Ac.



DRAWN

CHECKED

DATE

MBH

KBR

06/18/15



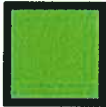


City of Dublin

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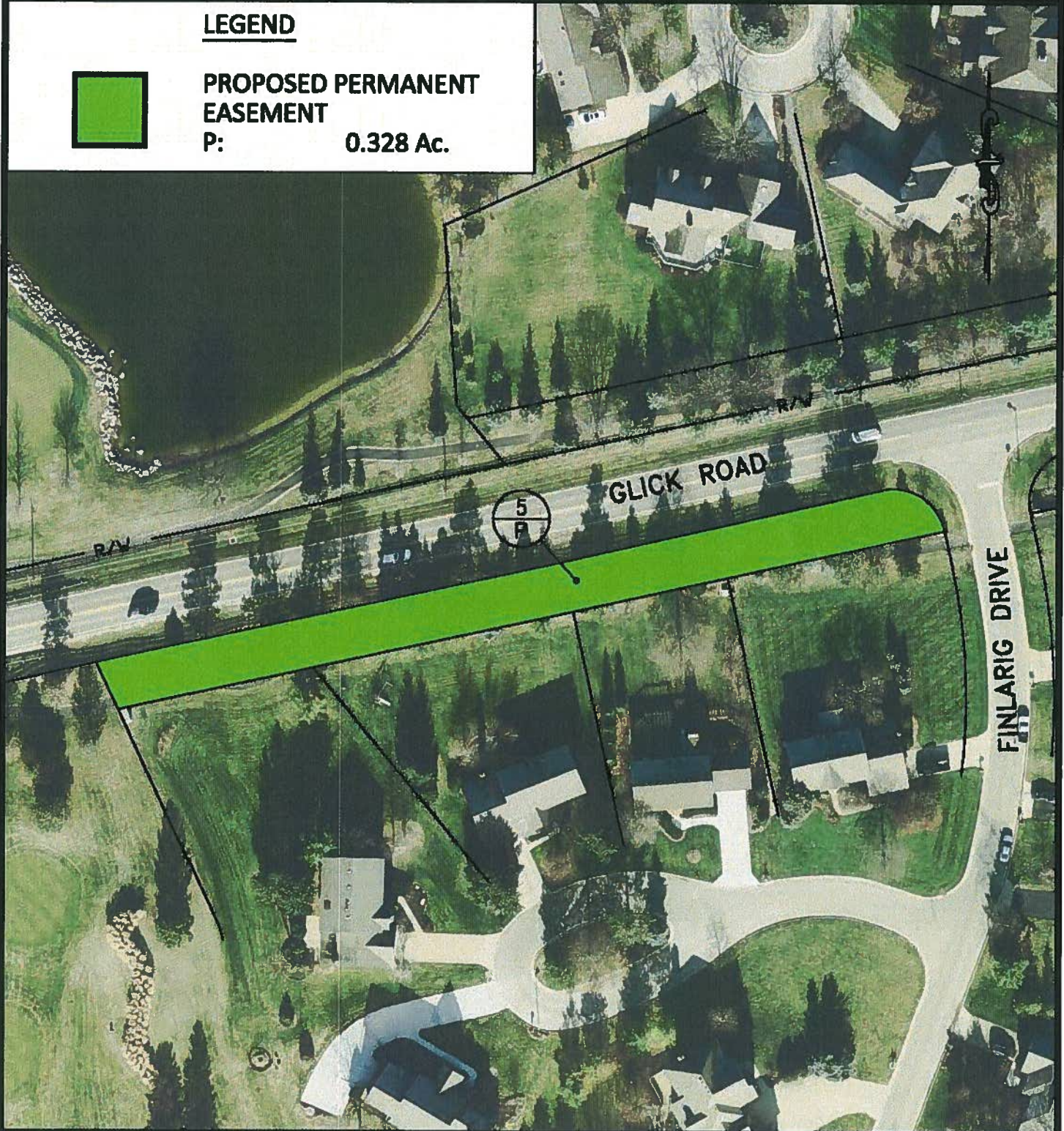
GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017

LEGEND



PROPOSED PERMANENT
EASEMENT

P: 0.328 Ac.



DRAWN

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DATE

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06/18/15





City of Dublin

5600 Shier-Rings Road • Dublin, Ohio 43016-1236
Phone (614)410-4600 • Fax (614)410-4699

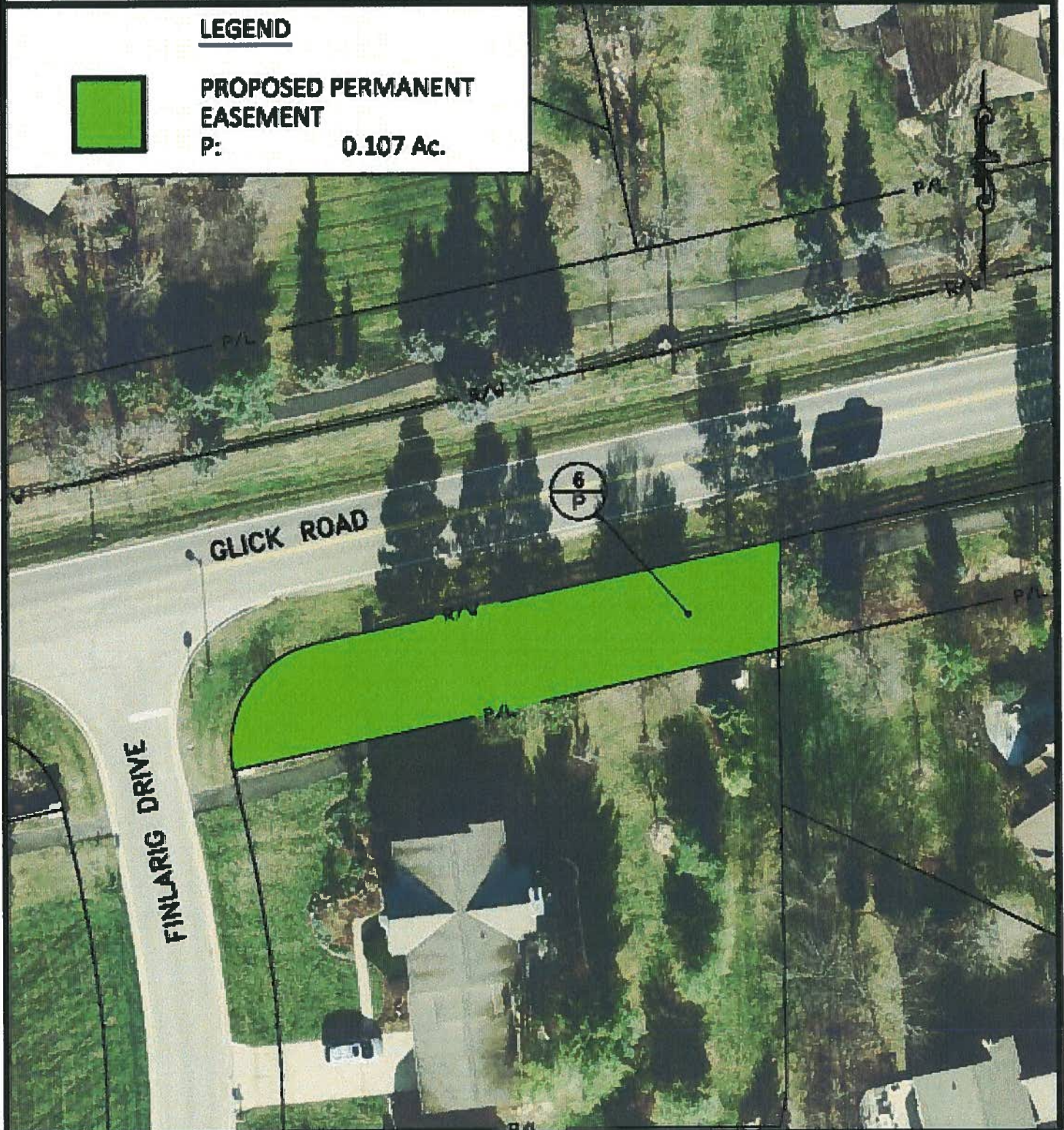
GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017

LEGEND



**PROPOSED PERMANENT
EASEMENT**

P: 0.107 Ac.



DRAWN

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DATE

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City of Dublin

5800 Elder-Rings Road • Dublin, Ohio 43016-1236
Phone (614) 410-4600 • Fax (614) 410-4699

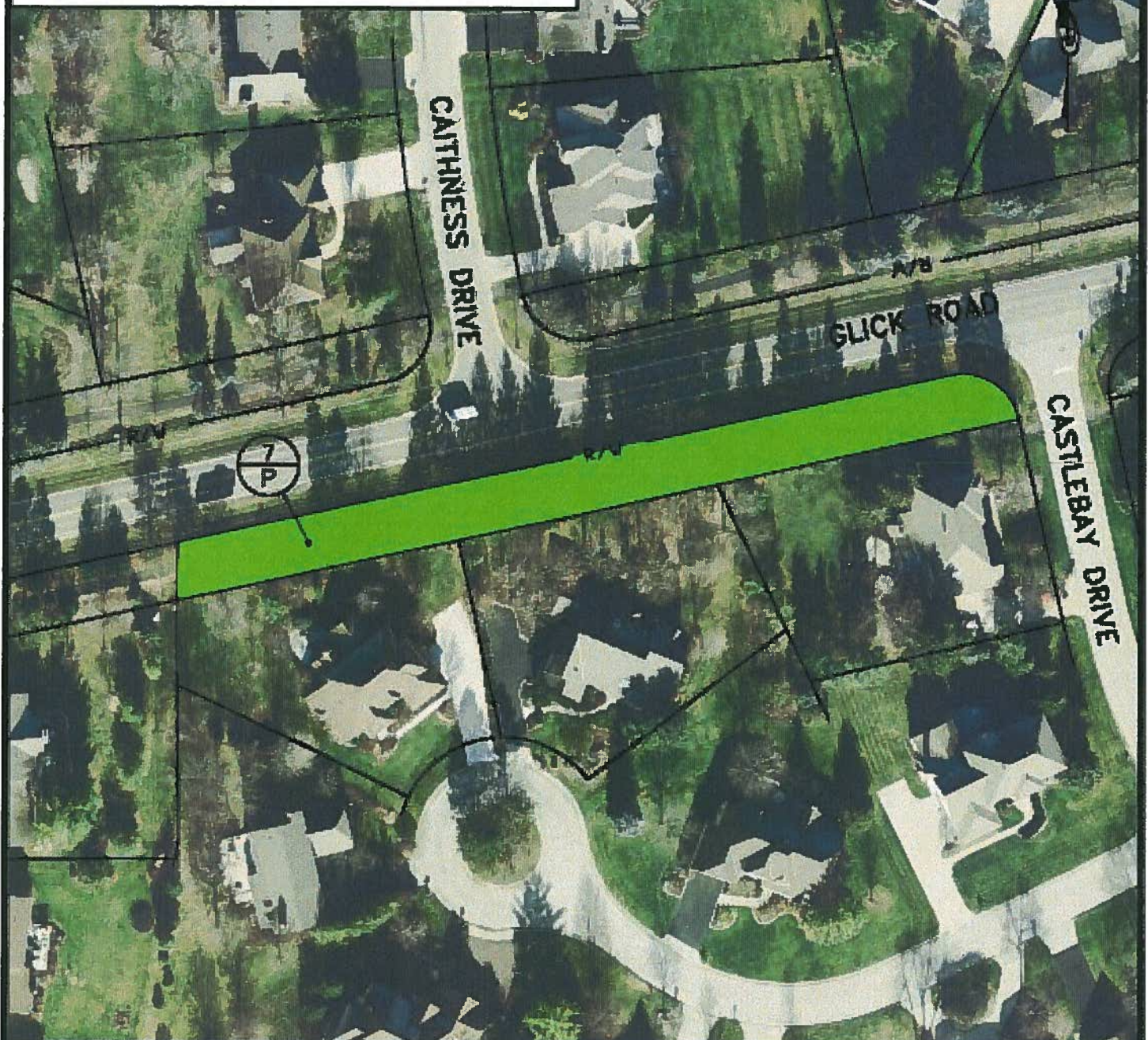
GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017

LEGEND



**PROPOSED PERMANENT
EASEMENT**

P: 0.305 Ac.



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DATE

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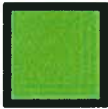


City of Dublin

5800 Shier-Rings Road • Dublin, Ohio 43016-1238
Phone (614)410-4800 • Fax (614)410-4898

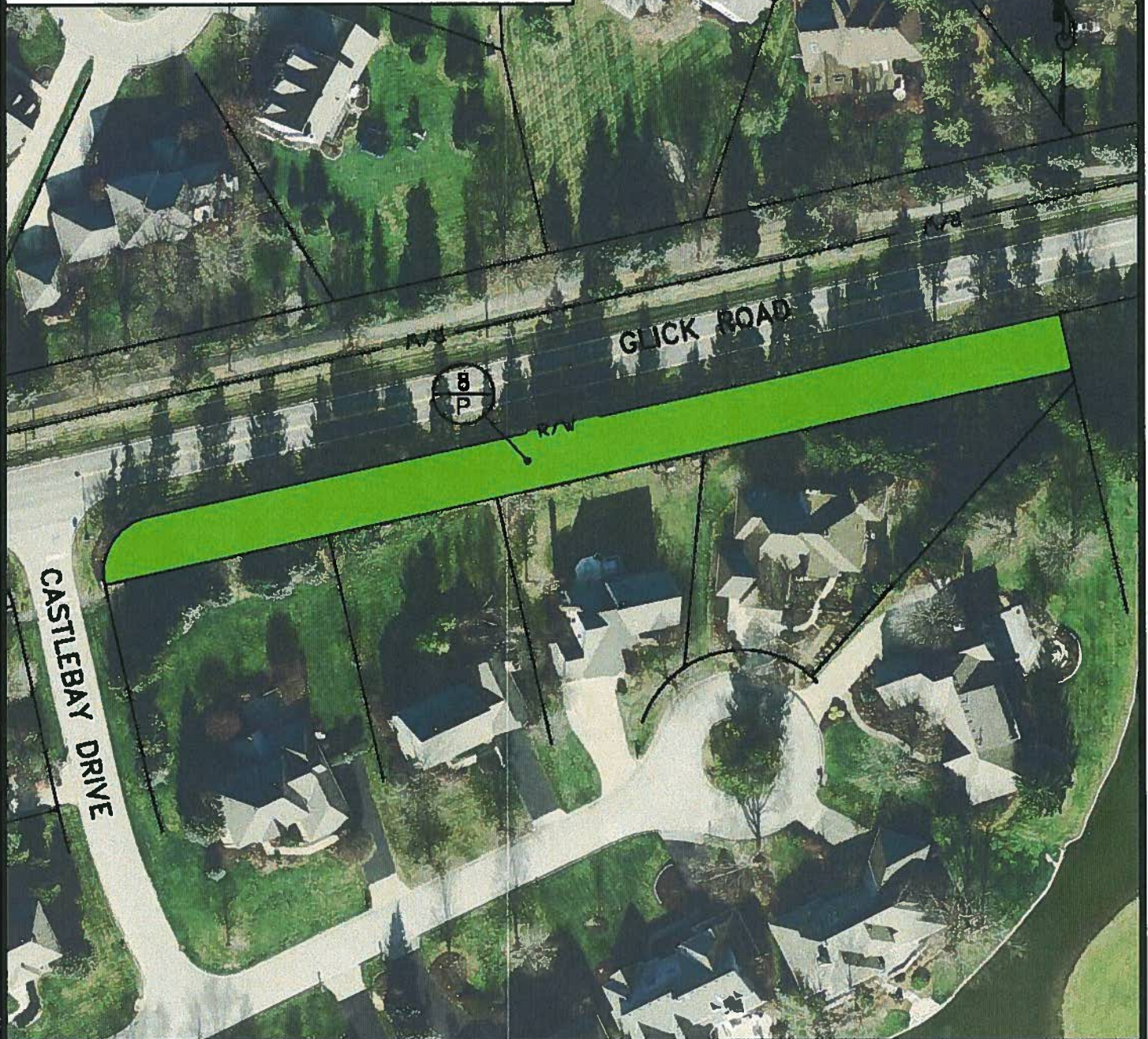
GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017

LEGEND



PROPOSED PERMANENT
EASEMENT

P: 0.355 Ac.



DRAWN

CHECKED

DATE

MBH

KBR

06/18/15



RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 69-15

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.038 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.091 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.328 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.107 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.305 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.355 ACRE, MORE OR LESS, PERMANENT EASEMENT FROM THE MUIRFIELD ASSOCIATION FROM THE RESERVE AREAS LOCATED ALONG GLICK ROAD FOR THE CONSTRUCTION OF THE GLICK ROAD SHARED-USE PATH.

WHEREAS, the City of Dublin ("City") is preparing to construct a shared-use connection path adjacent to Glick Road as part of the Section 1 of the Glick Road Shared-Use Path Project (the "Project"); and

WHEREAS, said Project requires that the City obtain a six permanent easements from the Muirfield Association (the "Grantor") from certain "reserve areas" located adjacent to Glick Road, said property interest more fully described in Exhibits "A", all attached hereto; and

WHEREAS, the City and the Grantor participated in good faith discussions and the Grantor has agreed to donate the easements to the City at no cost; and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantor.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.038 acre, more or less, permanent easement; a 0.091 acre, more or less, permanent easement; A 0.328 acre, more or less, permanent easement; A 0.107 acre, more or less, permanent easement; A 0.305 acre, more or less, permanent easement; and a 0.355 acre, more or less, permanent easement from the Muirfield Association from certain "reserve areas" located adjacent to Glick Road, as more fully described in the attached Exhibits "A."

Section 2. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

Section 3. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____ day of _____, 2015.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

Parcel 3P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.038 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of Reserve SSS (2.199 acres) as delineated on Muirfield Village Phase 17, Part 1 in Plat Book 16, Page 51 conveyed to Muirfield Association, Inc. by Deed Book 477, Page 573, all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning at intersection of the south Right of Way of Glick Road (60 foot - Plat Book 16, Page 51) and the northeasterly corner of said Reserve SSS, said point being the point of curvature and the **Point of Beginning**;

Thence, South 12°19'43" East, a distance of 30.00 feet crossing said Reserve SSS to a point on the south line of said Reserve SSS;

Thence, South 77°40'17" West, a distance of 55.00 feet along the south line of said Reserve SSS to a point;

Thence, North 12°19'43" West, a distance of 30.00 feet crossing said Reserve SSS to a point on the south Right of Way of said Glick Road;

Thence, North 77°40'17" East, a distance of 55.00 feet along the south Right of Way of said Glick Road to the **Point of Beginning**, containing 0.038 acres, more or less, subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network.

The described tract is a part of Auditor's Tax Parcel Number 60033408001000 and is based on Plat Book 16, Page 51.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in April 2015 and to the best of my knowledge depicts the boundary lines.

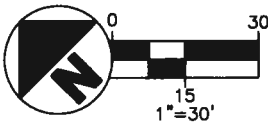
CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

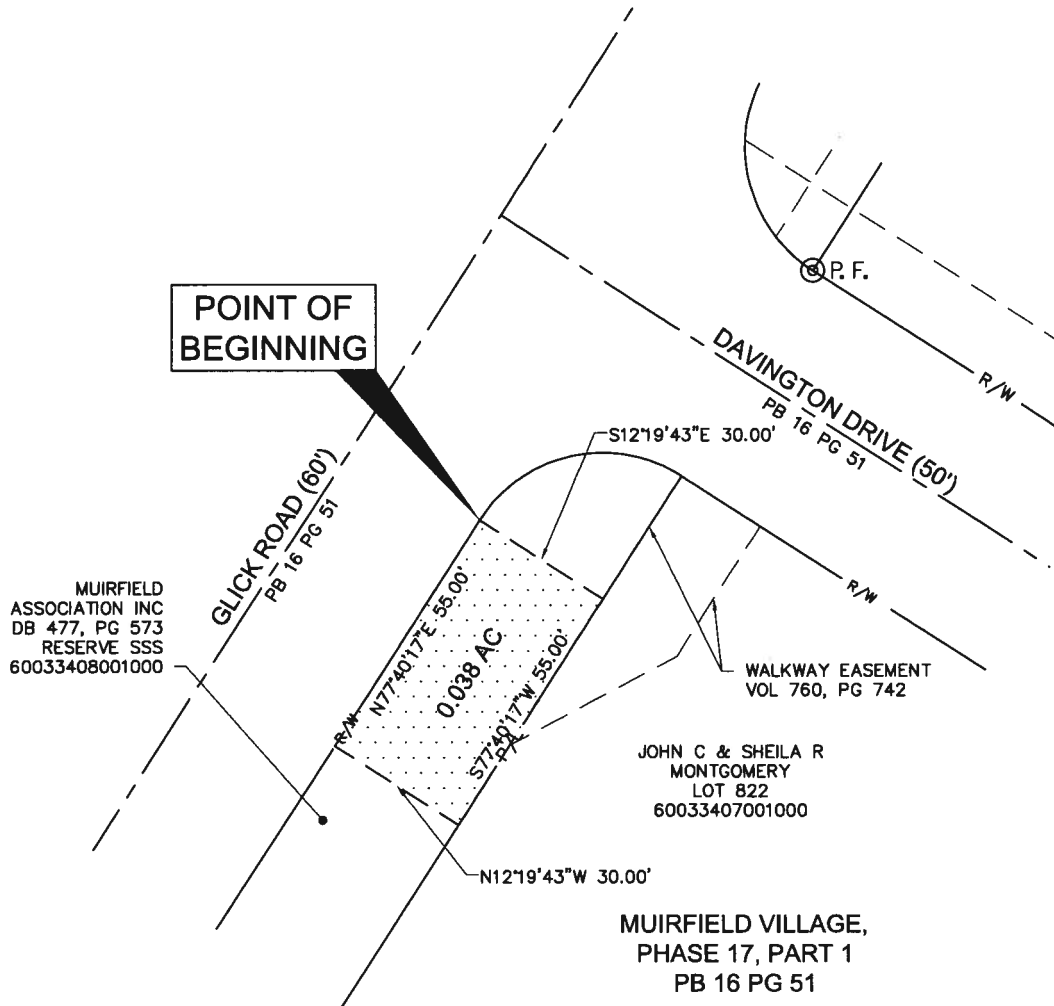
06/16/2015
Date





VIRGINIA MILITARY SURVEY NO. 5162
CITY OF DUBLIN
COUNTY OF DELAWARE
STATE OF OHIO

EXHIBIT B



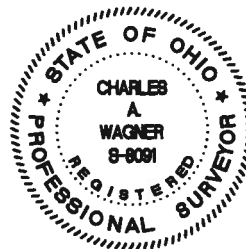
BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN MAY 2015 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

05/18/2015

CHARLES A. WAGNER, PS-8091
CW DESIGN GROUP, LLC

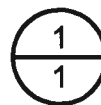


CW Design Group
ENGINEERS | SURVEYORS

PHONE: 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

PARCEL 3P
PERMANENT EASEMENT
FOR SHARED-USE PATH, UTILITIES, STORM
DRAINAGE, AND GRADING

12-0001



05/18/2015

Parcel 4P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
Reserve RRR
0.091 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being all of Reserve RRR as delineated on Muirfield Village Phase 17, Part 1 in Plat Book 16, Page 51 conveyed to Muirfield Association, Inc. by Deed Book 477 Page 573, all records herein are from the Recorder's Office, Delaware County.

Subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The described tract is a part of Auditor's Tax Parcel Number 60033408001000 and is based on Plat Book 16, Page 51. This description was not based on a survey.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance in May 2015 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

06/16/2015

Date



Parcel 5P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
Reserve UUU
0.328 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being all of Reserve UUU as delineated on Muirfield Village Phase 20 in Plat Book 16, Page 49 conveyed to Muirfield Association, Inc. by Deed Book 477, Page 573, all records herein are from the Recorder's Office, Delaware County.

Subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The described tract is a part of Auditor's Tax Parcel Number 60034310015000 and is based on Plat Book 16, Page 49. This description was not based on a survey.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance in May 2015 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

06/16/2015

Date



Parcel 6P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
Reserve VVV
0.107 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being all of Reserve VVV as delineated on Muirfield Village Phase 20 in Plat Book 16, Page 49 conveyed to Muirfield Association, Inc. by Deed Book 477, Page 573, all records herein are from the Recorder's Office, Delaware County.

Subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The described tract is a part of Auditor's Tax Parcel Number 60034310015000 and is based on Plat Book 16, Page 49. This description was not based on a survey.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance in May 2015 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

06/16/2015
Date



Parcel 7P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
Reserve TTTT
0.305 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being all of Reserve TTTT as delineated on Oakhurst At Muirfield Village Phase 35 in Plat Book 20, Page 140 conveyed to Muirfield Association, Inc. by Deed Book 509, Page 788, all records herein are from the Recorder's Office, Delaware County.

Subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The described tract is a part of Auditor's Tax Parcel Number 60034305051000 and is based on Plat Book 20, Page 140. This description was not based on a survey.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance in May 2015 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

06/16/2015

Date



Parcel 8P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
Reserve UUUU
0.355 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being all of Reserve UUUU as delineated on Oakhurst At Muirfield Village Phase 35 in Plat Book 20, Page 140 conveyed to Muirfield Association, Inc. by Deed Book 509, Page 788, all records herein are from the Recorder's Office, Delaware County.

Subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The described tract is a part of Auditor's Tax Parcel Number 6003430507200 and is based on Plat Book 20, Page 140. This description was not based on a survey.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance in May 2015 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

06/16/2015
Date

